

Old Mill Street – Environmental Standards Statement

Urban Splash is dedicated to upholding a high standard of Environmental, Social and Governance (ESG) standards across all our operations, whether that is ongoing management and maintenance of commercial buildings, new developments or restorations of existing buildings. This Environmental Standards Statement seeks to demonstrate this commitment to sustainable developments, environmental protection and social responsibility in the context of the Old Mill Street proposal.

1.0 Environmental Impact

1.1 Sustainable Design and Construction

The project will prioritise sustainable design and construction practices. We are committed to utilising environmentally beneficial materials, implementing energy-efficient systems and adopting innovative technologies where possible to minimise the project's carbon footprint.

We will work in collaboration with our chosen experienced consultants and contractor to measure the Embodied Impact of the development and set Whole Life Carbon targets which can in turn inform lower embodied design options and materials changes to improve this metric. We also aim to record all Environmental Product Declarations (EPD) for all materials used in the construction of the building.

1.2 Biodiversity Conservation

Although the existing site carries a relatively low biodiversity rating, we will always seek to achieve, where feasible and appropriate, the best possible Biodiversity Net Gain as well as protecting any existing ecosystems and implementing suitable landscaping techniques that support and enhance local flora.

We also look to measure across the company, our overall; number of habitat installations, carbon offsetting and carbon sequestration as a whole, to ensure that all developments are providing a suitable contribution.

1.3 Waste Management and Recycling

Urban Splash will work in collaboration with its chosen contractor, to fully monitor and minimise waste production through the build process and aim to promote sustainable recycling practices, by implementing an effective waste management strategy.

The drainage solution for the proposal will be carefully assessed in order to take account for and tackle the effects of climate change (SuDS).

2.0 Social Impact

2.1 Cultural Cohesion

Community engagement and participation will be a key part of the development. Urban Splash will be committed to transparent communication with local stakeholders, residents and community groups throughout the project lifecycle. Our aim is to understand concerns, address feedback and incorporate suggestions, where possible, to positively impact the New Islington area.

As a business we will look to record any engagement events or initiatives as a result of the project, into perpetuity and not just closely following the build phase.

2.2 Employment and Labour Practices

As much as possible, we will focus on encouraging employment from within a 15 mile radius of the Old Mill Street site. Whether this is directly as one of our appointed consultants or through the chosen contractor, once the scheme is under construction. Urban Splash is focused on maximising the number of apprenticeship and graduate opportunities available in connection with the development.

2.3 Health and Well-being

The proposed development will be assessed against the WELL Standard for Health & Wellbeing prompts which is a performance-based system for measuring, certifying and monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind. We will look to implement a survey for the future residents to measure their ongoing well-being and feed this back into potential improvements to not only the Old Mill Street building but also future developments.

2.4 Health & Safety

As a key priority in any development for Urban Splash, H&S will be at the forefront of ongoing operations. The process of ongoing inspections will be carried out internally as well as by an external consultant and during the construction phase, the contractor also. Monthly inspections will be carried out to assess the H&S performance of the site as a whole and feed back to ensure any deviations from an acceptable standard are dealt with promptly.

3.0 Governance Impact

3.1 Reporting & Accountability

Urban Splash implement a robust system of reporting across all departments of the company to track current performance against pre-defined deliverables. This ensures transparency across the company and projects to identify and improve specific areas that may be underperforming.

This will include ongoing monitoring of the number of maintenance requests coming from residents at Old Mill Street as well as the speed that these are closed out.

3.2 Leadership & Oversight

The structure of Urban Splash is reviewed on an ongoing basis to ensure effective leadership as well as correct delegation of roles and responsibilities. This in turn maintains a fast-paced feedback loop for all operations affecting both internal and external individuals.

3.3 Policies and Accreditations

Constantly striving for design excellence is a key focus point for Urban Splash, which has been carried through into the proposal for Old Mill Street. It is key that we do not just deliver the policy complaint standard but go beyond this where possible. This constant drive for betterment of not just physical aesthetics but also functionality is shared across all developments and enables us to ensure a high quality of life as a resident within the development.

4.0 Conclusion

Urban Splash is unwavering in its commitments to achieving sustainable development while upholding Environmental, Social and Governance principles. We are dedicated to working collaboratively with regulatory bodies, local communities and stakeholders to ensure the successful delivery of the Old Mill Street Development through its entire lifecycle.

